

**CREST/DEHESA/GRANITE HILLS/HARBISON CANYON**  
**SUBREGIONAL PLANNING GROUP (SPG)**  
**Minutes of the meeting – 9 February 2026 at Crest Community Clubhouse**  
**113 N Park Dr., El Cajon CA 92021**

**A. ROLL CALL.** Chair Nehring called the meeting to order at 6:30 PM. Roll call was conducted. Planning Group members Nehring, Griffin, Branch, Healy, Scherer, Manning, Lutz-Partain, Geiger and Lucas were present, forming a quorum of 9. Members Rich, Ulm, and Becker excused. Seats 13 and 14 are vacant.

**B. PLEDGE OF ALLEGIANCE (optional).** The Pledge of Allegiance was recited.

**C. APPROVAL OF MINUTES** – Motion made by Member Branch to approve January 9, 2026 minutes. Motion passed (9 yes, 0 no, 0 abstain)

**D. PUBLIC COMMUNICATION** - An opportunity for members of the public and Planning Group to speak on items within the jurisdiction of the Planning Group and not on the agenda. Time limit 3 minutes. No group discussion, action, or vote.

Tom Vineyard (Harbison Canyon), brought up his concern about the new trailer @ at Old Ironsides County Park, especially the reduction of available parking and an eyesore for residents driving by.

Chair Nehring requested to move Item F.1.a to this point of the meeting. All members concurred. Chair Nehring introduced Mayor Wells. Mayor Wells announced that the City of El Cajon has a balanced budget with a \$68M reserve, sales tax income is down and may have to dip into reserves for about \$1M. City of El Cajon big project for 2026 is Parkway Plaza renovation/upgrades. Mayor Wells explained that Parkway Plaza is owned by 3 different companies, 2 US companies, 1 Israeli company currently in Israeli bankruptcy court – so no action is currently being taken by the companies. City of El Cajon is looking at options (including eminent domain) to take over the property (about a \$200M purchase, which would be raised by speculation and some City of El Cajon, which at some point would sell their interest to another developer at a later date). Mayor Wells other concern is the homelessness in the area and his perspective that the State of California is making the State a haven for homeless people, by tying the hands of local governments by not arresting or breaking up the encampments.

Member Healy requested “point of order” – Chair Nehring decided it was not point of order.

Mayor Wells continued and presented the are 2 major housing complexes and mixed used development on Main Street, which he believes are due to the City of El Cajon not having building impact fees.

Chair Nehring asked about the homeless encampments along the Highway 67 to 8 corridor. Mayor Wells responded that generally along any major highways, CalTrans owns the property.

Member Branch asked if there was anything the City of El Cajon to connect good roads to good roads, and if City of El Cajon could work with the County to make the transition between the areas smoother. He responded that the City has very little influence and recommended to approach Supervisor Anderson’s office

Member Manning presented her concern with regards for additional handicap parking, esp down by the “Magnolia” venue and better signage @ the Marriott Hotel for no parking. Mayor Wells said he would look into parking situation, esp lack of handicap spaces.

Member Geiger, expressed his concern about Mayor Wells presence at the SPG meeting and his choice of topics he brought up to discuss.

Member Morgan asked Mayor Wells the plan for Parkway Plaza. Mayor Wells responded that the City of El Cajon has hired a consultant and preliminary discussion is showing it will be a mix between housing, restaurants, entertainment and retail.

Member Griffin asked if the east side is considered in the Parkway Plaza upgrade, Mayor Wells confirmed it will be included.

Member Lucas asked about the high density, and concern regarding traffic. Mayor Wells responded that is what the market is wanting to build.

Chair Nehring asked if there was a plan to reconfigure the traffic on Greenfield Drive. Currently, there is no plan, esp since Shadow Mt Church is paying CHP to direct traffic.

Brief discussion between Chair Nehring and Member Geiger regarding how the “point of order” and how the Chair facilitates the meeting.

**E. ACTION ITEMS - Discretionary projects, tasks, motions, proposals requiring a decision or vote**

1. Proposals of San Diego County to expand marijuana (cannabis) cultivation, consumption, use and distribution into unincorporated areas of San Diego Count. (“Socially Equitable Cannabis Program”) Chair Nehring provided a draft resolution based on request from Member Branch to put this item on the agenda. Member Branch expressed her concern after attending the APG, that our SPG should put our concerns on record with the County Board of Supervisors. Member Branch made a motion to approve the resolution.

Member Griffin, in favor of resolution, but maybe it should be clearer regarding the setbacks, especially near schools. Chair Nehring said they were addressed in Alternate 4.

Member Geiger asked about the Alternatives. Chair Nehring replied that he distributed the links to the Alternatives and also printed about for the mtg. Alternative 1 – maintains status quo, Alternative 2 – proposed project consistent with State requirements, Alternative 3 – expanded with County regulations, Alternative 4 – prohibit outdoor cannabis cultivation, Alternative 5 – program with a maximum of 1 acre for cultivation.

Member Manning commented that cultivation is very smelly

Member Branch recommended in the last paragraph to include schools.

Member Branch withdrew her initial motion and amended to include schools.

Chair Nehring asked any of the public had comments regarding the SPG resolution recommending opposition, but if passes, recommend Alternative 4.

Attendee Keoke Rosa, wondered how this will affect real estate market. Member Morgan replied that it is really a crystal ball.

Motion passed (9 yes, 0 no, 0 abstain)

2. Consideration of applicant(s) to fill vacancies for Seats 13 and 14. No applicants.

**F. GROUP BUSINESS - Reports, updates, announcements, administrative discussions**

1. Reports from Elected Officials and Representatives.
  - a. Q&A with El Cajon Mayor Bill Wells was addressed in Public Comments section.
2. Public works actions along Harbison Creek  
Member Manning reported that brush mitigation from the Collier Bridge to the East Noakes Bridge. Appears they cleared more than the initial 5 ft on either side of the creek of the cane grass out. From Collier Bridge south, appears no work has been initiated. Chair Nehring replied that he can send a letter to DPR/County.
3. Announcements, including upcoming events, and Correspondence Received. No report.
4. Meeting updates.
  - a. Reports on and upcoming BOS, PC and other Hearings/Meetings. No report
  - b. Member reports  
Member Manning addressed the camper at Ironside Park where the campground host. Initially, the plan was to put this trailer in the back on Silverbrook. Member Manning is requesting that any big changes to the County Parks should be brought up to the SPG for community input.  
Member Griffin reported that American Red Cross installed smoke detectors and did home assessments at 30 residences in Crest. I Love a Clean San Diego is doing their clean up event in Alpine on 2/28. Crest will have their clean up day on 3/21.

Member Geiger provided updated on the Sunlink Extension Loop – he is working with Molly Dana to speak with the project manager, Jennifer Ramp to get an update on when their proposal goes before CPUC, which is out opportunity to provide public comments that they will consider to approve the project or alternatives. Anyone can call her to ask questions 844-765-6388. If you have items to be addressed, he requested to send him an email directly.

Member Branch asked if there was a place she can register to get EIR emails. Chair Nehring replied any EIR under CEQA is available through the Public Records Act Request, but does not know status on the Sunlink Extension.

Chair Nehring reported he invited Mayor Wells to our SPG mtg adjourns the City of El Cajon and wanted to develop that relationship and to build alliance/relationship. As well as things that happen in the City of El Cajon impact our county. Chair Nehring will continue to invite elected officials to build relationships for the benefit of our SPG constituents. Chair Nehring created a new logo for our SPG group and spoke to the crestplanning.com website to provide information.

Member Griffin asked why previous legislative reps were not coming to the last 2 meetings. Chair Nehring did not know.

Member Geiger wanted to acknowledge and thank Chair Nehring for getting elected officials here and appreciates our group's ability to work together.

Member Manning asked if we had a Parliamentarian. Chair Nehring has not assigned one.

Member Manning reported the chalkboard in Harbison Canyon has been repaired.

- c. Next meeting date **Monday, March 9, 2026 at Crest Community Association.**

**G. ADJOURNMENT** - Member Lutz-Partain moved to adjournment at 7:47 PM. The motion passed unanimously (8 yes; 0 no; 0 abstain)

Respectfully submitted, Diana M Griffin (Secretary)